



MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, September 22, 2014

Present:

Mayor Bloomberg	Trustee Brandt
Trustee Feldman	Trustee Grujanac
Trustee McDonough	Trustee Servi
Trustee McAllister	Village Clerk Mastandrea
Village Treasurer Curtis	Village Attorney Simon
Village Manager Burke	Chief of Police Kinsey
Finance Director Peterson	Director of Public Works Woodbury
Community & Economic Development	Engineering Supervisor Horne
Director McNellis	Planner Robles

ROLL CALL

Mayor Bloomberg called the meeting to order at 7:12 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of September 8, 2014 Committee of the Whole Meeting Minutes.

The minutes of the September 8, 2014 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Preliminary Evaluation of an Amendment to Special Use Ordinance No. 03-1864-41, as amended, granting a PUD Ordinance for a Continuing Care Retirement Campus, and an Amendment to Annexation Agreement Ordinance No. 03-1861-38, as amended, to permit a proposed 102-unit townhouse development on Lot 2 of the Sedgebrook Resubdivision (Pulte Homes)

Village Planner Robles provided a summary of the preliminary evaluation of an amendment granting a PUD and an amendment to Annexation Agreement to amend Lot 2 of Sedgebrook.

Mr. Mark Mastrorocco, Director of Land Acquisitions at Pulte Homes, introduced the planning team and provided a presentation of the proposed 102-unit townhouse development.

Mr. Chuck Hanlon, Planning Principal with WBK Associates, Ltd. provided a summary of the site design and elements of the proposed 102-unit townhouse development.

Mr. Steve Hovany, President of Strategy Planning Associates provided a summary of the retail analysis study prepared for the proposed 102-unit townhouse development. Mr. Hovany noted the site has problems as far as major shopping categories and he would not recommend it for a Class A commercial development. Mr. Hovany also noted smaller commercial sites, such as this parcel, would not have enough population in proximity to justify them for development as commercial. Mr. Hovany explained his belief is that the individual users would be focused on the traffic on Milwaukee Avenue with an immediate in-and-out service use. Mr. Hovany stated his findings are that the type of commercial service lacking in the area are auto-oriented.

Trustee McDonough asked Mr. Hovany if he looked at a blended approach with retail in front along Milwaukee Avenue and residential situated behind. Mr. Hovany stated he did not look at a blended approach and just evaluated the commercial end of things. Trustee Brandt asked if the complete build out of Sedgebrook and other areas, in terms of future population demand, were taken into consideration in performing the analysis. Mr. Hovany noted he did not look into the build-out of these areas but pointed out consumers are needed. A brief discussion followed regarding daytime population verses nighttime population and how this affects business.

A discussion regarding the possible development of this site as commercial versus residential followed.

Mr. Walt Insuit from Pulte Homes summarized the two distinct series of townhomes Pulte Homes would like to offer at the proposed subdivision. Trustee Brandt asked what the estimated sale price would be of the townhomes. Mr. Mastrorocco stated the smaller townhomes are estimated in the \$400,000 range and the bigger units are estimated in the range of \$500,000 to \$600,000.

Mr. Hovany noted he is aware the school district is of a concern and provided an estimate of the student yield as a result of the

proposed townhome development. Mr. Hovany noted his study estimated approximately 35 school age children coming from this proposal. Trustees Brandt & Grujanac stated they did not agree with the result of the study since the school district is highly popular. Trustee Brandt requested looking at similar developments in the district to include in the study. Mr. Hovany noted his recent study was based on the townhomes in Northbrook and Glenview which also are desirable school districts. Trustee McDonough asked if the study used by the consultant took into consideration the different school districts that would serve this development. Trustee McDonough expressed concern regarding two grade school district boundaries bisecting this site. Mr. Hovany noted it was his experience the school districts usually work out boundary issues and that one would take the children for the entire subdivision. Mayor Blomberg noted a primary issue and concern for the Village Board is protecting the schools.

Mayor Blomberg asked about the density of the project and how it compares to the townhomes of Brookshire. Village Planner Robles noted this was not compared. This information would be assembled at the formal application stage and he would report back.

Trustee Grujanac suggested the builder look at green space in relation to children living in the townhomes and possibly installing a park.

Trustee McAllister asked the members of the Village Board if this subdivision is not what the Board wants for the area, what would they like to see.

Mr. Hanlon finalized his presentation and noted Pulte is open to suggestions from the Board.

Trustee McDonough asked if Pulte would consider a different name since there is already a street in Lincolnshire named Nottingham. Trustee McDonough noted it was his opinion there was not enough recreation space for children. Mr. Hanlon noted in a townhome community all the open area is common area and provided information on what they are proposing for open lot areas to possibly include fences between the units.

Trustee Brandt asked if the amount of impervious surface was known. Mr. Hanlon noted he currently did not have the statistics on impervious surface but noted it was less than what was

approved on the original Sedgebrook PUD. Mr. Andy Heinen, Civil Engineer with Kimley-Horn noted the impervious surface is less than what was approved for the original Sedgebrook development. The original Sedgebrook PUD had 8.93 acres of impervious surface, and the proposed is 8.69 acres of impervious surface.

Trustee Brandt asked if the width of the roadways was known. Mr. Hanlon noted the specifics would need to be brought back to the Board but the intent for the street width was to have traffic on both sides with one side having adequate space for parking.

Trustee McAllister asked if the project would be a one-phase development. Mr. Mastorocco provided some background to Pulte homes noting the intention of the builder is to build out as quickly as possible. Pulte estimates selling approximately four townhomes a month and explained this is projected to be a two-year project.

A brief conversation followed regarding density and design.

It was the consensus of the Board for Pulte to return with additional information on student population of existing Lincolnshire townhome developments, impervious surface comparisons to similar developments in the Village and density comparisons based on Board discussion then come back before the Board prior to the Architectural Review Board.

Mayor Blomberg requested the Board discuss Public Safety item 3.41 next on the agenda

It was the consensus of the Board to move up item 3.41 for discussion.

3.4

Public Safety

3.41 Consideration and Discussion of Request to Create Liquor License Class Permitting Retail Sale of Alcoholic Liquor for Consumption in Movie Theaters (Regal Cinemas)

Chief of Police Kinsey provided a summary of the request to create a liquor license class permitting the sale of alcohol in movie theaters. Chief of Police Kinsey noted the proposal for the license was for legal-age patrons to wear a wristband with emblems on the wristband indicating a three-drink limit. Chief of Police Kinsey noted concerns regarding easy access for minors to be served

and the wristbands being cut off allowing additional beverages to be sold over the limit.

Ms. Mary Niketic, Attorney for the Regal Cinemas addressed the concern of the wristband being cut off noting the band will need to be worn during consumption. Ms. Niketic stated there are three emblems on the wristband to monitor the three-drink limit and the wristbands will be changed daily to prevent re-use.

Trustee Brandt asked what other cinemas are doing this. Mayor Blomberg noted a cinema in Northbrook Court currently allows the sale of alcoholic beverages. Ms. Niketic noted the City of Chicago has approved a liquor license for Regal, and the price point for sales is high which could limit sales.

Trustee Brandt asked if there could be an over 21 area in the cinema. Mr. Brandon Sartor, Regional Director of Regal Cinemas noted this has worked in other locations that have allowed the sale without limiting sections in the theatre. Ms. Niketic noted this request appeals to families who would like to bring their children and have a glass of wine or beer while watching the movie.

A brief conversation regarding the time frame of a movie and the three-drink limit possibly being too much followed.

Chief of Police Kinsey noted staff would survey other communities regarding this type of liquor license and report back to the Board.

There was a consensus of the Board to have staff complete additional research and bring back a recommendation to the Village Board for consideration.

3.1 Planning, Zoning and Land Use (Continued)

3.12 Continued consideration and discussion regarding proposed text amendments to Title 6, Zoning, to provide regulations for the establishment and operation of medical cannabis-related uses (Village of Lincolnshire)

Village Planner Robles provided an update regarding the proposed text amendments to provide regulations for the establishment and operation of medical cannabis-related uses.

Trustee Brandt asked what the consequences would be if the proposed text amendment was not approved. Village Manager Burke noted state law would govern this issue if the Village did not have regulations in its code at the time an application is received

Village Planner Robles noted if the use was not specified in the Zoning Code, the Board would have to consider this type of use in any Zoning area.

Community & Economic Development Director McNellis asked for direction from the Board, and the members of the Village Board expressed agreement with the current proposed revisions. There was a brief discussion related to the revisions summarized by Village Planner Robles.

There was a consensus of the Board to revise the text amendment per Board comments and place this item on the Consent Agenda for approval at the Regular Village Board Meeting in conjunction with the expiration date of the moratorium

3.2 Finance and Administration

3.21 Report Regarding Contract for the Village of Lincolnshire's Non-Franchise Electricity Accounts (Village of Lincolnshire)

Village Manager Burke presented the report regarding the contract for the Village of Lincolnshire's non-franchise electricity accounts. Village Manager Burke explained staff had recently executed a contract with Integrlys.

3.3 Public Works

3.31 Consideration and Discussion of Request to Increase Funding for AECOM Engineering for Engineering Services Related to Lincolnshire Creek Erosion Mitigation Project an Amount not to Exceed \$21,000 (Village of Lincolnshire)

Engineering Supervisor Horne provided the status of the Lincolnshire Creek Erosion Mitigation project and a summary of the request to increase funding for AECOM Engineering for engineering services. The revisions are to allow increased on-site consultant time, additional permit costs for close-out activities and additional landscape design for the project.

Trustee McDonough asked if the intent was to take this year's next year's budget combined in order to get the project done in the current year. Engineering Supervisor Horne noted this is a two-year project and the increase in funds is due to additional services and landscaping needed. Engineering Supervisor Horne explained some landscape work would be completed this season; however, there would be additional work taking place in the spring of 2015. A brief conversation followed regarding the budgeted amount verses the increase to the budget. Village Manager Burke

noted the majority of the engineering and construction would be completed in 2014 but spring planting will need to be done in 2015.

A brief discussion followed regarding tree bank funds.

Trustee Grujanac noted this project has had an impact on Londonderry Lane with a very positive impact on the neighborhood.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.32 Consideration and Discussion of a Contract for Construction Services with Copenhaver Construction, Gilberts, IL for the South Village Green Road/Retaining Wall Repair Project in an Amount not to Exceed \$142,932 (Village of Lincolnshire)

Engineering Supervisor Horne provided a summary of the contract for construction services with Copenhaver Construction for the south Village Green Road/Retaining Wall Repair Project.

Trustee McDonough asked why the wall is the Village's to maintain. Engineering Supervisor Horne noted based on his research of the project, at the time this development was platted, it was not determined if this area was going to be a public roadway crossing Indian Creek, so this was approved on the plat as Village right-of way, and the retaining wall is on Village property.

Mayor Blomberg noted there were repairs done to the sidewalk and curb in the past and inquired if this is the same area as these past repairs. Engineering Supervisor Horne noted none of what was repaired in the past is failing. A brief conversation followed regarding other repairs needed for the site and the timing.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.33 Consideration and Discussion of the Village of Lincolnshire Cross Connection Control Program and Entering into a Professional Services Contract with Aqua Backflow for Cross Connection Control Services at a Cost not to Exceed \$360. (Village of Lincolnshire)

Director of Public Works Woodbury provided a summary of the Cross Connection Control Program and contract with Aqua Backflow for cross connection control services. Aqua Backflow will perform services currently performed by staff for a minimal charge which will be passed on to the residents.

Trustee McDonough asked if there is a way to identify commercial residents who require these services. Director of Public Works Woodbury noted the services are for anyone who has an irrigation system or a swimming pool. Village Manager Burke noted there are 785 total backflow preventers in the community. A brief discussion followed regarding how this fee will be passed on to the residents and how this information will be communicated to the residents.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.4 Public Safety

~~3.41 Consideration and Discussion of Request to Create Liquor License Class Permitting Retail Sale of Alcoholic Liquor for Consumption in Movie Theaters (Regal Cinemas)~~

This item was moved up and discussed earlier on the agenda

3.5 Parks and Recreation

3.51 Consideration and Discussion of Park Board Recommendation Regarding Whytegate Park Lighting Plan (Village of Lincolnshire)

Director of Public Works Woodbury provided a summary of the Park Board approved Whytegate Park Lighting Plan.

Trustee Brandt suggested putting additional lighting in the area where the recent Eagle Scout project in Whytegate Park was completed. Director of Public Works Woodbury noted he would look into this option.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.52 Consideration and Discussion of Park Board Recommendation to Approve Lincolnshire Sports

Association's (LSA) Request to Install a Lincolnshire Determination Aware Plaque on the North Park Concession Building in Honor of Jack Greeley (Lincolnshire Sports Association)

Director of Public Works Woodbury provided a summary of the Lincolnshire Sports Association's request to install a Lincolnshire Determination Awareness Plaque on the North Park Concession building in honor of Jack Greeley as recommended by the Park Board.

Trustee Brandt asked if this plaque could be installed prior to the Kickin-It for Cystinosis event. Director of Public Works Woodbury noted the time it takes to get a plaque could take longer than needed for the event but would try to expedite it.

It was the consensus of the Board for Director of Public Works Woodbury to pursue expediting the plaque for the Kickin-It Cystinosis event and report back to the Board.

3.6 Judiciary and Personnel

5.0 UNFINISHED BUSINESS

Trustee Grujanac thanked the Police Department for their participation in Spirit Fest at Stevenson High School.

Trustee Brandt notified the Board that Boo Bash would be canceled this year and resume next year.

6.0 NEW BUSINESS

7.0 EXECUTIVE SESSION

8.0 ADJOURNMENT

Trustee McDonough moved and Trustee Grujanac seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Blomberg declared the meeting adjourned at 9:38 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk